

1258-05
 Prepared By & Return To:
 Bridgforth & Buntin
 P. O. Box 241
 Southaven, MS 38671
 601/393-4450

NO TITLE EXAMINATION PERFORMED
 NONE REQUESTED

WARRANTY DEED

ALLEN D. COLE, SR. and Wife,
 SHERRIE N. COLE

GRANTORS

TO

ALLEN D. COLE, JR.

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, We, ALLEN DALE COLE, SR. and wife, SHERRIE N. COLE, do hereby grant, convey and warrant unto ALLEN DALE COLE, JR. all of our right, title and remaining undivided one-half (1/2) interest in and to the property lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

See Exhibit "A" attached hereto.

By way of explanation, the Grantors herein, by executing this deed, do intend to convey any and all remaining interest in and to the subject property unto Allen Dale Cole, Jr.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

WITNESS our signatures this the 23rd day of September, 2004.

Allen D. Cole Sr.
 ALLEN DALE COLE, SR.

STATE MS.-DE SOTO CO. SS
FILED

SEP 30 11 21 AM '04

Sherrie N. Cole
 SHERRIE N. COLE

BK 483 PG 332
 J.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 23rd day of September, 2004, within my jurisdiction, the within named ALLEN DALE COLE, SR. and SHERRIE N. COLE, who acknowledged that they executed the above and foregoing instrument.

Rachel T. Scruggs
NOTARY PUBLIC

My Commission Expires _____



Grantor Address and Phone:
3425 Magnolia Drive
Hernando, MS 38632
(662) 429-9483 (H)
(662) 429-5191 (W)

Grantee Address & Phone:
2100 Green Village Cove
Hernando, MS 38632
(662) 429-8150 (H)
(662) 429-5191 (W)

PARCEL 1

A lot in the east one-half of Section 24, Township 3 South, Range 8 West, described as beginning at the Southwest Corner of that certain three (3) acre tract conveyed by Walter Gregory to J.F. Conger by deed of date January 8, 1944, of record in Book 32, Page 394, and also being the Northwest Corner of the Clifton lands on the East right-of-way line of U.S. Highway 51, and further identified as the Northwest Corner of the tract of land belonging to the State Highway Commission of Mississippi situated opposite center line Station 709. plus 31.7 U.S. Highway 51 South as shown by that certain Quitclaim Deed from State Highway Commission of Mississippi to J.F. Conger dated June 28, 1971, of record in Book 90, Page 169, of the deed records of DeSoto County, Mississippi; thence North 125 feet to a point; thence with an interior angle East 100 feet to a point; thence with an interior angle South 125 feet to a point; thence with an interior angle West 100 feet to the point of beginning. Being the same property conveyed to Lavan Gates herein by Warranty Deed recorded in Deed Book 206, Page 194.

For indexing purposes, the above described property is situated in the Northeast Quarter and Southeast Quarter of Section 24, Township 3 South, Range 8 West, Desoto County Mississippi.

PARCEL 2

1.53 acres in the Northeast Quarter of Section 24, Township 3 South, Range 8 West, Town of Hernando, Desoto County, Mississippi:

Beginning at the southeast corner of the Northeast Quarter of Section 24, Township 3 South, Range 8 West; thence west along the half section line to a point in the west right of way of old highway 51 (50 feet wide) said point being the point of beginning of the following lot; thence north 1 deg. 52 min. east 299.0 feet along the west right of way of said highway to a point; thence south 87 deg. 28 min. west 310.7 feet along an existing power line to a point in the east right of way of U.S. Highway 51; thence south 19 deg. 00 min. east 270.0 feet along the said right of way to the northwest corner of the Hernando Wire Products Co.; thence north 77 deg. 33 min. east 100.0 feet to the northeast corner of said lot; thence south 15 deg. 45 min. east 125.0 feet to the southeast corner of said lot; thence north 77 deg. 33 min. east 99.5 feet along the half section line to the point of beginning and containing 1.53 acres, more or less. All bearings are magnetic.

EXHIBIT "A"